



June 5, 2024

Exfoliate Properties, LLC
Randal J Mueller, Registered Agent
201 N Main St.
PO Box 37
Oakfield, WI 53065

Oakfield Properties, Inc.
Randal Mueller, Registered Agent
201 N Main St.
PO Box 37
Oakfield, WI 53065

-- CERTIFIED MAIL --

Subject: Notice of Intent to File Lien
Oakfield Properties, 201 N. Main St., Oakfield, Wisconsin
DNR BRRTS #02-20-202459

Dear Mr. Mueller:

On November 5, 1998, the Department of Natural Resources ("department") sent a letter directing Oakfield Properties, Inc. to take appropriate response actions at the above-referenced property under Wis. Stats. ch. 292 and Wis. Admin. Code chs. NR 700-799. Furthermore, on December 7, 2022, the department sent a letter of responsibility as possessor of the above-described property to Exfoliate Properties, LLC, indicating that the department would exercise its discretion to work with another responsible party, Oakfield Properties, Inc., ("causer") to take appropriate response actions at the above-referenced property under Wis. Stats. ch. 292 and Wis. Admin. Code chs. NR 700 to 799. The department indicated that if at any time the causer is no longer able or willing to continue progress, the department may require Exfoliate Properties, LLC, to take the appropriate response action. You are listed as the registered agent for both responsible parties.

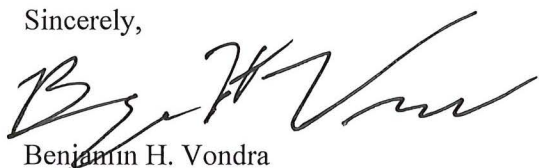
In accordance with Wis. Stats. section ("§") 292.81(4), both entities are hereby notified, as responsible parties under Wis. Stats. ch. 292 and Wis. Admin. Code § NR 700.03(51) and Exfoliate Properties, LLC as the current property owner, that the department intends to file a lien against the above-referenced property. Additionally, Oakfield Properties, Inc., is notified as a mortgagee of record under Wis. Stat. § 292.81(4)(c). The purpose of this lien is to recover costs incurred by the department related to investigation activities for vapor intrusion, including sump water (groundwater), and air sampling; design and installation of two residential vapor mitigation systems; and collection of additional data to verify protectiveness to mitigate impacts to human health.

As of March 31, 2024, the department has incurred costs in the amount of forty-eight thousand, seven hundred eighty-four dollars and fifty cents (\$48,784.50). The department anticipates incurring additional costs for the completion of mitigation activities at the site. The lien will be filed on or after AUGUST 19, 2024. This provides you with a minimum of 60 days' notice before the department files the lien. A copy of the draft lien is enclosed for your reference.

If you have questions concerning this letter, please do not hesitate to contact Jennifer Borski at (920) 360-0853 or jennifer.borski@wisconsin.gov.

You should provide a copy of this notice to any other interested party not identified by the department. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben H. Vondra", written over the printed name.

Benjamin H. Vondra
State and Federal Programs Section Manager
Remediation & Redevelopment Program

Enc
Statement of expenses
Draft lien

Attachment 1:

Calculations for Cost Recovery for Expenses from July 1, 2022, through March 31, 2024
Oakfield Properties, 201 N. Main St., Oakfield, Wisconsin, BRRTS #02-20-202459

Table A: Professional Services Contractual Costs by Category

Category	Total
Mitigation	\$19,214.45
Investigation	\$27,144.37
Total	\$46,358.82

Table B: Professional Services and Supplies

Year	Postage	Professional Services - Contractual	Supplies/ Service Other	Supplies/ Service SS	Supplies/ Service Travel	Grand Total
2023	\$44.65	\$4,143.04	\$37.94	\$1.27	\$1.77	\$4,228.67
2024	-	\$42,215.78	\$76.99	\$17.57	\$4.09	\$42,314.43
Total	\$44.65	\$46,358.82	\$114.93	\$18.84	\$5.86	\$46,543.10

Table C: Grand Totals

Year	DNR Staff Time	Other DNR Staff Costs	Professional Services, Supplies, Travel	Grand Total
2023	\$405.58	\$165.38	\$4,228.67	\$4,799.63
2024	\$1,174.71	\$495.73	\$42,314.43	\$43,984.87
Grand Total	\$1,580.29	\$661.11	\$46,543.10	\$48,784.50

	<p style="text-align: center;">NOTICE OF LIEN Wis. Stats. § 292.81(3)</p>
Document Number	Title of Document

As provided by Wis. Stats. ch. 292 and Wis. Admin. Code series NR 700, the Department of Natural Resources has incurred costs at the following property owned by Exfoliate Properties, LLC, and located in Fond du Lac County.

Lot Two (2) and the South 20 feet of Lot One (1), Block One (1); **AND**

The Southeast Quarter (SE1/4) of Block One (1); **EXCEPT** the West 13 feet lying North of the South 80 feet thereof, said parcel also being known as Lot 3 and part of Lot 4 in Block 1;

ALL in the Replat of White and Hubbard's Addition to the Village of Oakfield, Fond du Lac County, Wisconsin.

For Informational Purposes Only:

Tax ID Number: V06-14-16-99-WH-020-00

Property Address: 201 North Main Street, Oakfield, WI 53065

Record this record with the Register of Deeds.

Name and return address:

Ben Vondra

State and Federal Program Section Manager

Remediation and Redevelopment Program

PO Box 7921

Madison WI 53707-7921

Phone (608) 419-3918

Parcel V06-14-16-99-WH-020-00

The Department of Natural Resources (department) has incurred expenses for response activities for vapor intrusion, including site investigation and installation of vapor mitigation system(s). The amount of these expenses, totaling \$48,784.50, constitutes a superior lien on the property as described in Wis. Stats. § 292.81(3). The property remains subject to this superior lien until these costs are paid in full to the department. No interest is recoverable on this superior lien.

The department makes and files this claim for the legal interest held by the Owner(s) in this property under Wis. Stats. § 292.81(3). The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this superior lien represents a legal encumbrance upon the property. Based on the above information, the department claims a superior lien on all the legal interest, which the Owner(s) have in the above-described property.

Wisconsin Department of Natural Resources

By:

Benjamin H. Vondra, State and Federal Programs Section Manager

AUTHENTICATION OF ACKNOWLEDGMENT

The above named person was sworn to before me
this ____ day of _____, 20__.

Notary Public
State of Wisconsin, County of Dane
My Commission expires _____.

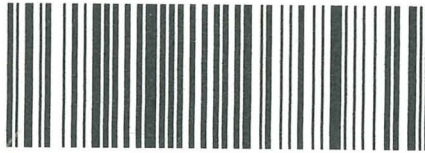
This document was drafted & approved
by:
WI Department of Natural Resources
PO Box 7921
Madison WI 53707-7921



State of Wisconsin
Department of Natural Resources
P. O. Box 7921
Madison, WI 53707-7921

232 RP/S

CERTIFIED MAIL®



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Exfoliate Properties, LLC
Randal J Mueller, Registered Agent
201 N Main St.
PO Box 37
Oakfield, WI 53065

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Postage

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Total Postage and Fees

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Street and Apt. No., or PO Box No.

City, State ZIP+4®

Exfoliate Properties / Randal J Mueller
201 N Main St. PO Box 37
Oakfield WI 53065

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions

City, State, ZIP+4®
Oakfield WI 53065

Street and Apt. No., or PO Box No.
201 N Main St. PO Box 37

Sent To
Exfoliate Properties / Randal J Mueller

Total Postage and Fees \$

Postage \$

Extra Services & Fees (check box, add fee as appropriate) \$

☐ Adult Signature Restricted Delivery \$

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Exfoliate Properties, LLC
Randal J Mueller, Registered Agent
201 N Main St.
PO Box 37
Oakfield, WI 53065



9590 9402 5347 9154 0055 97

2. Article Number (Transfer from service label)

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A. Signature

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- ☐ Agent
☐ Addressee

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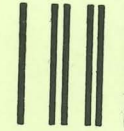
C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
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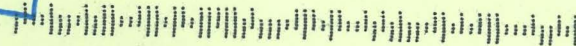
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Molly Schmidt, Remediation &
Redevelopment Program (RR/5)
Wisconsin Dept. of Natural Resources
101 S Webster St., PO Box 7921
Madison, WI 53707

RECEIVED

JUN 18 2024

Remediation &
Redevelopment



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A. Signature

X *Randal Mueller* ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

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Tracking Number:

Remove X

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Latest Update

Your item was picked up at the post office at 8:41 am on June 11, 2024 in OAKFIELD, WI 53065.

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USPS Tracking Plus[®]

Delivered

Delivered, Individual Picked Up at Post Office

OAKFIELD, WI 53065

June 11, 2024, 8:41 am

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Enter tracking or barcode numbers

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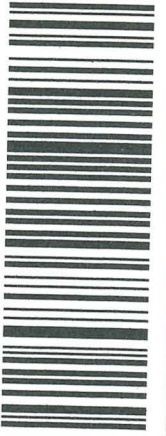
FAQs



State of Wisconsin
Department of Natural Resources
P. O. Box 7921
Madison, WI 53707-7921

232 ER/S

7020 0090 0001 5211 1162



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Oakfield Properties, Inc.
Randal Mueller, Registered Agent
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Postage

Total Postage and Fees

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City, State, ZIP+4®
OAKFIELD Properties Inc / Randal Mueller
201 N Main St. PO Box 37
Oakfield WI 53065

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$
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 Total Postage and Fees \$

Sent To
 Street and Apt. No., or PO Box No. **OAKFIELD Properties Inc / Randal Mueller**
 City, State, ZIP+4® **201 N Main St. Po Box 37 Oakfield WI 53065**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Oakfield Properties, Inc.
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 PO Box 37
 Oakfield, WI 53065

9590 9402 5347 9154 0056 03

2. Article Number (Transfer from service label)
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PS Form 3811, July 2015 PSN 7530-02-000-9053

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X ☐ Addressee

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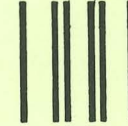
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

USPS TRACKING #



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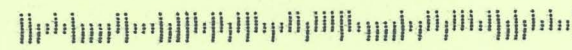
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Molly Schmidt, Remediation &
Redevelopment Program (RR/5)
Wisconsin Dept. of Natural Resources
101 S Webster St., PO Box 7921
Madison, WI 53707



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COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Randal Mueller

☐ Agent
☒ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

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| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

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June 11, 2024, 8:41 am

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▼
- Product Information

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Need More Help?

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FAQs